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6 Attorneys for Debtor and Debtor in Possession

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8 **UNITED STATES BANKRUPTCY COURT**  
9 **CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION**

|  |  |
|--|--|
| 10 In re   | Case No. 8:22-bk-12142-SC                |
| 11 2 <sup>nd</sup> CHANCE INVESTMENT GROUP, LLC, | Chapter 11                               |
| 12 Debtor and Debtor-in-                         | <b>DEBTOR'S REPORT OF SALE OF REAL</b>   |
| 13 Possession.                                   | <b>PROPERTY OF THE ESTATE PURSUANT</b>   |
| 14   | <b>TO FEDERAL RULE OF BANKRUPTCY</b>     |
| 15   | <b>PROCEDURE 6004(f)(1) AND LOCAL</b>    |
| 16   | <b>BANKRUPTCY RULE 6004-1(g)</b>         |
|  | <b>[1016 Portal Avenue, Bakersfield,</b> |
|  | <b>California 93308]</b>                 |

17 **TO THE HONORABLE SCOTT C. CLARKSON, UNITED STATES BANKRUPTCY**  
18 **COURT JUDGE, OFFICE OF THE UNITED STATES TRUSTEE, AND ALL**  
19 **INTERESTED PARTIES:**

20 **PLEASE TAKE NOTICE** that pursuant to Local Bankruptcy Rule 6004-l(g) and  
21 Federal Rules of Bankruptcy Procedure Rule 6004(f)(l), 2<sup>ND</sup> Chance Investment Group,  
22 LLC, hereby reports that the sale of real property located at 1016 Portal Avenue,  
23 Bakersfield, California 93308, has closed in accordance with the terms of the Order  
24 entered on December 13, 2023 [Dkt No. 338]. A true and correct copy of the Escrow  
25 closing statement is attached hereto as **Exhibit 1**.

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1 Dated: January 4, 2024,

FINANCIAL RELIEF LAW CENTER, APC

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By: Andy C. Warshaw

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ANDY C. WARSHAW

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RICH STURDEVANT

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Attorneys for 2<sup>nd</sup> Chance

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Investment Group, LLC

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**Exhibit 1**

15250 Ventura Blvd, Suite 715  
Sherman Oaks, CA 91403



ESCROW SERVICES, INC.

Phone: (310) 550-6055

Fax: (310) 550-6130

### SELLER'S FINAL SETTLEMENT STATEMENT

|                  |   |                      |                   |
|------------------|---|----------------------|-------------------|
| <b>PROPERTY:</b> | 1016 Portal Ave.<br>Bakersfield, CA 93308 | <b>DATE:</b>         | December 28, 2023 |
| <b>SELLER:</b>   | 2nd Chance Investment Group, LLC          | <b>CLOSING DATE:</b> | December 28, 2023 |
|                  |   | <b>ESCROW NO.:</b>   | 105744-AA         |

|                                | <u>DEBITS</u> | <u>CREDITS</u> |
|--------------------------------|---------------|----------------|
| <b>FINANCIAL CONSIDERATION</b> |               |                |
| Total Consideration            |               | 236,000.00     |

#### **PAYOFF CHARGES - CA TD Specialists**

**[Total Payoff \$160,487.22]**

|   |            |
|---|------------|
| Principal Balance   | 127,833.53 |
| Interest on Principal Balance from 08/01/2022 to 12/29/2023 | 23,882.10  |
| Total Charges & Advances                                    | 5,165.86   |
| Total Interest on Advances                                  | 107.02     |
| Total Foreclosure Fees and Costs                            | 1,966.77   |
| Accrued Late Charges  | 1,531.94   |

#### **PRORATIONS/ADJUSTMENTS**

|   |       |
|---|-------|
| 1st 1/2 Taxes 2023-24 at \$1,849.77/semi-annually from 12/28/2023 to 01/01/2024     | 30.83 |
| 1st 1/2 Suppl Taxes 2023-24 at \$321.65/semi-annually from 12/28/2023 to 01/01/2024 | 5.36  |

#### **COMMISSION CHARGES**

|                     |          |
|---------------------|----------|
| Coldwell Banker     | 3,540.00 |
| St. Clair Realty    | 7,080.00 |
| ReMax Golden Empire | 3,540.00 |

#### **OTHER DEBITS/CREDITS**

|  |        |
|--|--------|
| MyNHD, Inc. for NHD Disclosure Report                            | 74.95  |
| Notary IQ, LLC Notary for notary service Invoice #150-2355106-06 | 150.00 |

#### **TITLE/TAXES/RECORDING CHARGES - Orange Coast Title**

##### **Company**

|   |          |
|---|----------|
| Title - Owner's Title Insurance                                 | 870.00   |
| Title - Messenger Fee   | 39.88    |
| Title - BK Work Fee   | 500.00   |
| Title - BK Underwriting Risk Fee                                | 750.00   |
| Title - Sub Escrow Fee  | 62.50    |
| Title - Overnight Payoff delivery fee                           | 15.00    |
| Recording Court Order Approving Sale                            | 28.00    |
| Transfer Tax - County to Kern County                            | 259.60   |
| Defaulted Taxes 2022-23 good to January 2024                    | 3,284.50 |
| 1st 1/2 Taxes 2023-2024 + Late Fee to Kern County Tax Collector | 2,034.74 |
| 1st 1/2 Supplemental Taxes 2023-24 + Late Fee                   | 353.81   |

#### **ESCROW CHARGES - A & A Escrow Services, Inc.**

|                             |          |
|-----------------------------|----------|
| Title - Escrow Fee          | 1,000.00 |
| Title - 1099 Processing Fee | 75.00    |

Page 2 of 2:

|  | <u>DEBITS</u> | <u>CREDITS</u> |
|--|---------------|----------------|
| Title - Drawing Documentation Fee        | 75.00         |                |
| Title - Wire Fee                         | 50.00         |                |
| Title - Messenger/FedEx Fees             | 50.00         |                |
| Title - File Archive Fee* to Archive It! | 50.00         |                |
| <b>Net Proceeds</b>                      | 51,665.99     |                |
| <b>TOTAL</b>                             | \$ 236,036.19 | \$ 236,036.19  |

**SAVE THIS STATEMENT FOR INCOME TAX PURPOSES**